



Craven Lane, Gomersal, Cleckheaton BD19 4QX

welcome to

Craven Lane, Gomersal, Cleckheaton

Guide Price £260,000 - £275,000 !!! Two bedroom semi-detached Dorma Bungalow comprising of: Lounge, Kitchen with Dining area, bathroom, two double bedrooms, office/study room, front and rear gardens, Detached Garage!



Lounge

14' 6" To Bay x 10' 10" Max (4.42m To Bay x 3.30m Max)
Double glazed bay window to the front, stone wall feature, gas central heating radiator and coving to the ceiling.

Dining Area

10' 2" x 8' 7" MAX (3.10m x 2.62m MAX)
Open plan kitchen area and gas central heating radiator. Beams to ceiling, wall lights and decorative wood panelling to wall and brick feature.

Hallway

Double glazed Upvc door to side and double glazed Upvc window to rear. Gas central heating radiator, coving to ceiling, floating staircase and access to ground floor accommodation.

Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)
Fitted kitchen with a range of wall and base units with complimentary work surfaces, splashback tiling and under unit lighting. Stainless steel sink drainer with mixer tap, Induction hob, wall mounted cooker hood, and double oven. Breakfast bar, laminate flooring and plumbing for washing machine and dishwasher. Intergrated fridge freezer, open to dining area. Two double glazed windows to the rear and door to the rear garden.

Bedroom Two

10' 1" x 10' 8" MAX (3.07m x 3.25m MAX)
Double glazed window to the front, gas central heating radiator and built in wardrobes.

Bathroom

Double glazed window to rear, tiled bath with mixer tap, wall mounted rainfall power shower over and shower attachment. WC, vanity wash hand basin with waterfall mixer tap and storage below. Tiled walls and floor where visible. Spotlights to ceiling and wall mounted radiator

First Floor Landing

Double glazed window to side and doors to first floor accommodation.

Bedroom One

12' 5" x 12' 1" From wardrobe (3.78m x 3.68m From wardrobe)
Two double glazed windows to the front, built in wardrobes and gas central heating radiator.

Office / Bedroom Three

5' 6" x 5' 6" (1.68m x 1.68m)
Double glazed window to the front.

Exterior

To the front of the property there is a purple slate and pebbled garden stocked with shrub boarder, raised flagged area and side gate to the rear. Crazy paved driveway providing off-street parking for multiple vehicles leading to the detached garage. To the rear of the property is a three tiered garden with various astro turf and decking areas.

Garage

Extended which houses the boiler. The detached garage has power and light with up and over door.



view this property online williamhbrown.co.uk/Property/DWS117479



welcome to

Craven Lane, Gomersal Cleckheaton

- Guide Price £260,000 - £275,000
- Two Bedroom Semi-Detached Dorma Bungalow
- Garage & Driveway
- Gardens To Front And Rear
- Office/ Study Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£260,000



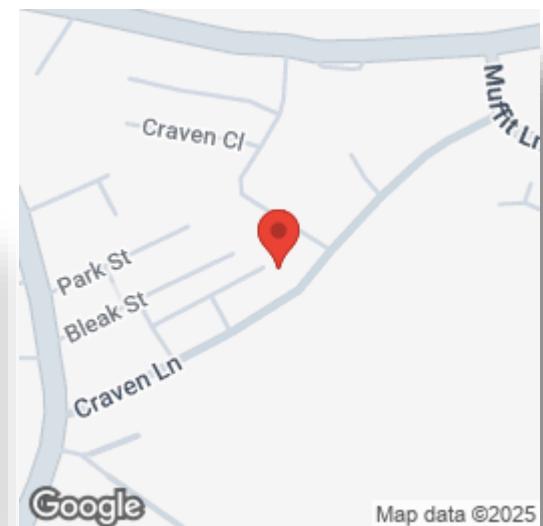
view this property online williamhbrown.co.uk/Property/DWS117479



Property Ref:
DWS117479 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Map data ©2025

Please note the marker reflects the postcode not the actual property



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk